

**City of Greensboro Planning Department  
Zoning Staff Report  
December 12, 2005 Public Hearing**

*The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.*

**Item:** J  
**Location:** 1217-1219 Rotherwood Road (North side of Rotherwood Road west of Bristol Road)

**Applicant:** Jeff Jones  
**Owner:** Jones Brothers Bakery, Inc.

**From:** SC  
**To:** CD-RM-12

- Conditions:**
- 1) Uses shall be limited to townhomes designed for sale and apartments.
  - 2) Not less than 20 units shall be townhomes designed for sale.
  - 3) All residential buildings shall be constructed with primary building materials of brick, masonry, stone or wood.
  - 4) No building shall exceed three stories in height.
  - 5) Subject property shall be developed to provide connectivity with adjoining tract to the west.

SITE INFORMATION	
Maximum Developable Units	59
Net Density	Unable to determine
Existing Land Use	Undeveloped
Acreage	5.032
Physical Characteristics	<i>Topography:</i> Downward westerly slope <i>Vegetation:</i> Wooded / open field <i>Other:</i> South Buffalo Creek floodway located along northern portion of the subject property
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Mixed Use Commercial
Other	N/A

<b>SURROUNDING ZONING AND LAND USE</b>		
<b>Location</b>	<b>Land Use</b>	<b>Zoning</b>
<i>North</i>	Undeveloped / I-85	LI
<i>South</i>	Trull's Body & Paint / Baldor	LI
<i>East</i>	Guaranteed Supply Co.	SC / LI
<i>West</i>	Undeveloped	SC

<b>ZONING HISTORY</b>		
<b>Case #</b>	<b>Year</b>	<b>Request Summary</b>
2114	1987	This property has been zoned Shopping Center since July 1, 1992. In 1987 the Zoning Commission approved a rezoning from Industrial L to Conditional Use - Commercial N. Uses were limited to a shopping center and hotel and a condition required that the setback line from Rotherwood Road for building and parking must be 50 feet from the north right-of-way line.

<b>DIFFERENCES BETWEEN SC (EXISTING) AND CD-RM-12 (PROPOSED) ZONING DISTRICTS</b>
<b>SC:</b> Primarily intended to accommodate a wide range of high intensity retail and service developments meeting the shopping needs of the community and the region. The district is established on large sites to provide locations for major developments which contain multiple uses, shared parking and drives, and coordinated signage and landscaping.
<b>CD-RM-12:</b> Primarily intended to accommodate multifamily uses at a density of 12.0 units per acre or less. See Conditions for use limitations and other restrictions.

<b>TRANSPORTATION</b>	
<b>Street Classification</b>	Rotherwood Road – Subcollector.
<b>Site Access</b>	GDOT will approve a maximum of one access point for this site. Proposed access shall meet the specifications of the City of Greensboro Driveway Manual.
<b>Traffic Counts</b>	None available.
<b>Trip Generation</b>	N/A.
<b>Sidewalks</b>	Requirement per Development Ordinance. A 6' sidewalk w/ a 4' grass strip is required along both sides of thoroughfares. A 5' sidewalk w/ a 3' grass strip is required along all other streets.
<b>Transit</b>	Yes.
<b>Traffic Impact Study</b>	Not required per TIS Ordinance.
<b>Street Connectivity</b>	N/A.
<b>Other</b>	N/A.

ENVIRONMENTAL REVIEW	
<b>Water Supply Watershed</b>	No, site drains to South Buffalo Creek
<b>Floodplains</b>	Yes, site is located within the floodplain and floodway. No development including fill is allowed within the floodway unless all the certifications are obtained from FEMA and/or the City. All the structures in the floodplain and mechanical equipment must be built at least at one foot above base flood elevation or above. Elevation Certificate is required for structures in the 100 yr floodplain.
<b>Streams</b>	Blue line stream runs in the back of the property. 50' buffer is required for the blue line stream. Blue line pond also requires the same buffer. Buffer is to be measured from top of bank, top of steep slope or edge of wetlands (whichever produces a greater buffer). The restrictions within the buffer are as follows: first 15' must remain undisturbed and next 35' built upon area limit of 50% no occupied structures are allowed.
<b>Other</b>	Possibility of wetlands.

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
<i>South</i>	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17 shrubs/100'
<i>East</i>	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
<i>West</i>	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'

## CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

### Connections 2025 Written Policies:

POLICY 5A.4: Require land dedication along designated streams at the time of development.

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

### Connections 2025 Map Policies:

*The area requested for rezoning lies within the following map classifications:*

Mixed Use Commercial: This designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. Where applied to older highway corridors characterized by "strip" commercial uses, the intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. Examples include residential units over commercial uses or a wider array of economically viable uses to replace obsolete uses. Such areas also may represent opportunities for the introduction of substantial higher density and/or mixed-income housing, with negligible impacts on, or resistance from, nearby single-family neighborhoods. Ensuring that buildings are of the appropriate scale and intensity is critical, as is ensuring that sites are

designed in a coordinated, as opposed to a lot-by-lot, manner. New “strip” commercial development is discouraged.

### CONFORMITY WITH OTHER PLANS

*The following aspects of relevant plans may be applicable in this case:*

**City Plans:** N/A

**Other Plans:** N/A

### STAFF COMMENTS

**Planning:** The location of the South Buffalo Creek floodway and associated wetlands along the northern portion of the subject property will likely require that residential structures be concentrated on the southern portion of the property. This will bring the residences in close proximity with active industrial properties located along Rotherwood Road. It is this close proximity that raises several concerns with regard to compatibility.

Due to the existing residential neighborhood to the east of the active industrial businesses located along Rotherwood Road, all commercial trucks are currently routed westward toward Alamance Church Road. If a new residential zoning pattern is introduced to the west of the existing industrial properties, there will be no available route for truck traffic that does not pass through a residentially zoned area. Additionally, Guaranteed Supply Company, located east of and adjacent to the subject property, currently runs a night shift that is likely incompatible with additional residences due to associated business operations such as truck traffic, loading zone activity and noise.

Staff feels that Bristol Road has served well for many years as the dividing line between residential and nonresidential zoning and land use in this immediate area. This boundary should be maintained.

**GDOT:** No additional comments.

**Water Resources:** Any wetland disturbance or stream crossing disturbance must be permitted by the State and the Corps of Engineers. All the permits must be obtained prior to any disturbance

### STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends denial.